



Clitheroe - 5 Miles

Gisburn - 3 Miles

**Ings Laithe
Cowgill Farm,
Gisburn Road
Sawley, Clitheroe
BB7 4LH**

Ings Laithe is a detached three bay outbarn constructed of stone walls under a slate roof and is offered for sale together with 78.51 acres of productive grassland, freehold with vacant possession. The lower fields are level at about 340ft above sea level with Swanside Beck flowing through the full length of the meadows. The pastures have a southerly elevation and rise to a level of about 490ft above sea level. Access is from the A59 via a farm road to Cowgill Farm and vehicles can park close to the gateway, access marked on the plan. There is a stone access track coloured yellow marked ABCD within the boundary of the land to be sold but this track does not give vehicle access to Ings Laithe so a temporary access will be permitted along the route marked XYZ for a period of twelve months from completion of the sale. The land has the benefit of entitlements under the Defra basic payment scheme and these will be transferred to the purchaser in good time to allow the purchaser to activate a claim for the 2023 claim year.

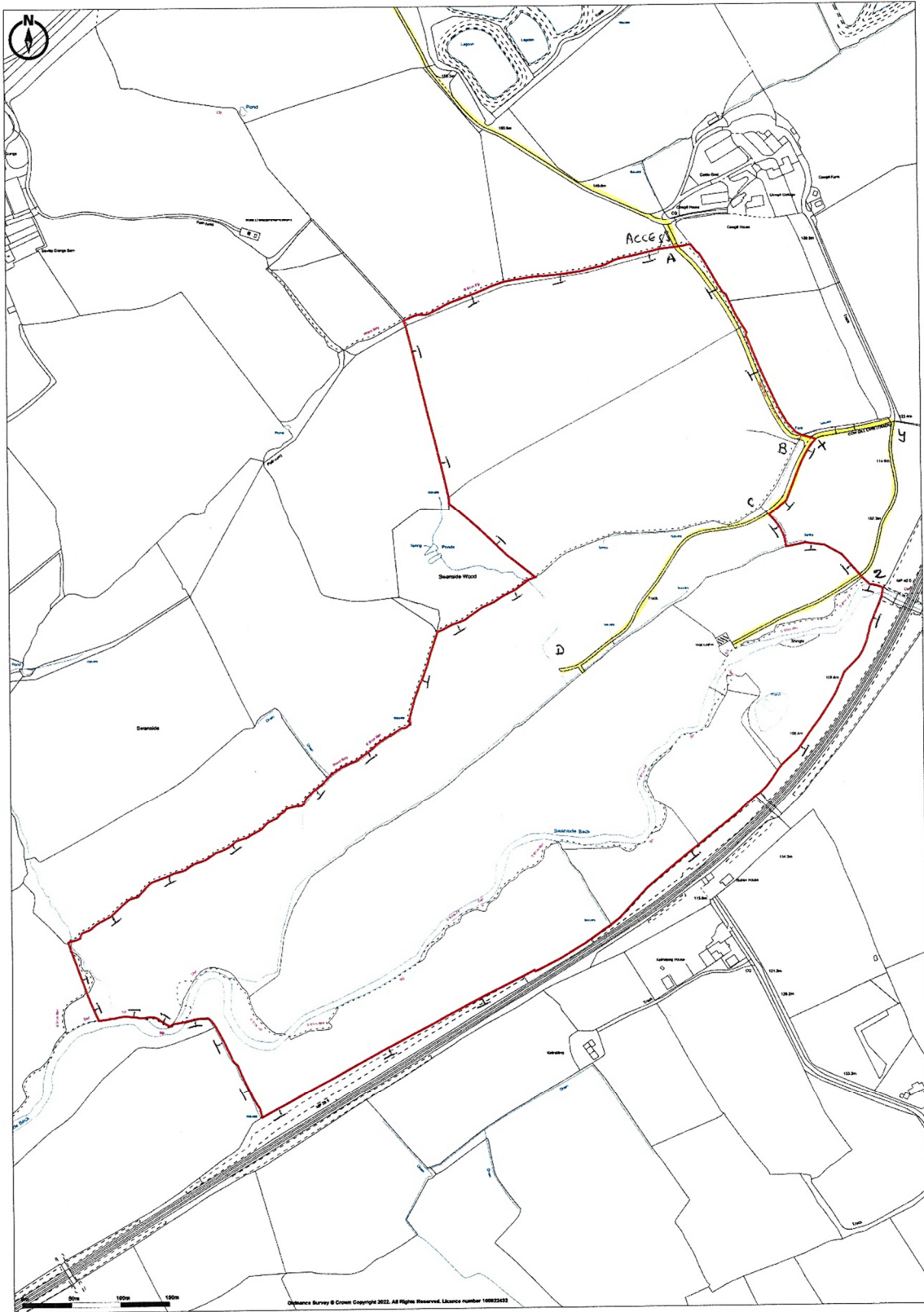
Offers seriously considered in excess of £550,000.

Viewing by appointment through the Selling Agents.

Old Sawley Grange, Gisburn Road, Sawley, Clitheroe BB7 4LH



**78.51 Acres at Ings Laithe, Cowgill Farm,
Gisburn Road, Sawley, Clitheroe, BB7 4LH**

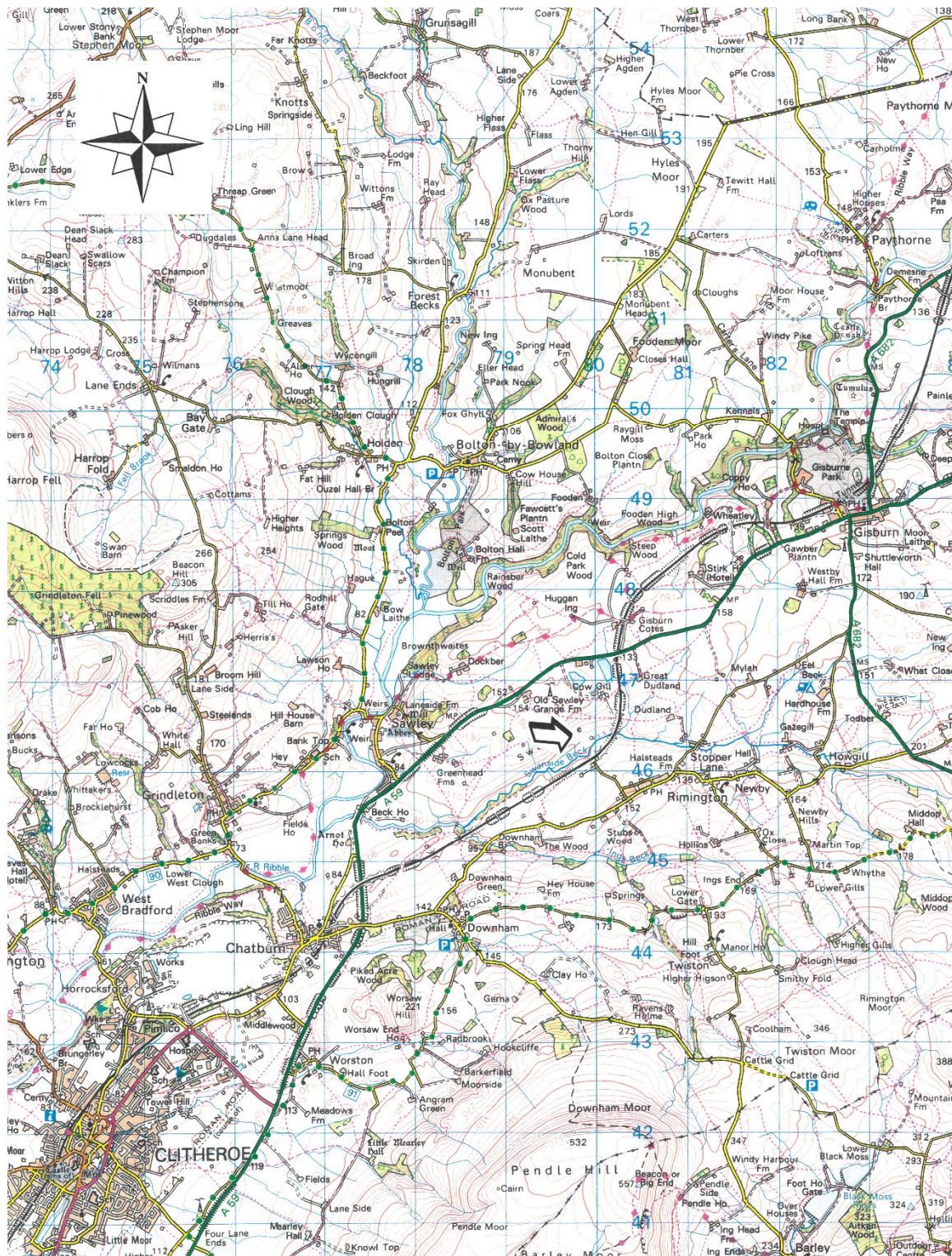


Promap
LANDMARK INFORMATION

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RTS Richard Turner & Son
Agricultural Estate Agents

Please Note: In order for selling agents to comply with HM Revenue and Customs (HMRC) Anti-Money Laundering regulations we are now obliged to ask all purchasers to complete an Identification Verification Questionnaire form which will include provision of prescribed information (identity documentation etc.) and a search via Experian to verify information provided however please note the Experian search will NOT involve a credit search.



Old Sawley Grange, Gisburn Road
Sawley, CLITHEROE BB7 4LH

T: 01200 441351

F: 01200 441666

E: sawley@rturner.co.uk

Royal Oak Chambers, Main Street,
BENTHAM LA2 7HF

T: 015242 61444

F: 015242 62463

E: bentham@rturner.co.uk

14 Moss End, Crooklands,
MILNTHORPE LA7 7NU

T: 015395 66800

F: 015395 66801

E: kendal@rturner.co.uk



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